

**DUNCAN
WELCH & CO**

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*Duncan Welch & Co
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**12 STUART STREET
LUTON
LU1 2SL**

**SELF CONTAINED OFFICE BUILDING
WITH POSSIBLE CONVERSION/DEVELOPMENT POTENTIAL
1,289 SQ FT (119.7m²) PLUS BASEMENT & EXTERNAL STORE OF 704 SQ FT (65.4m²)**

FOR SALE FREEHOLD



Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are given notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

LOCATION:

The premises are located in a highly visible Town Centre position in Stuart Street, close to its junction with Wellington Street.

DESCRIPTION:

The property comprises an older style two storey self-contained office building, with accommodation arranged over basement, ground, first and attic levels. Externally there are two car parking spaces at the rear of the building and a single storey storage building.

The office accommodation is mainly of a cellular format and in good order with gas fired central heating, a kitchen, and male & female w.c's

CONSERVATION AREA:

The property is located within the Luton Town Centre Conservation Area. However the building itself is not specifically listed.

TENURE:

The building is of Freehold Tenure and is to be sold with full vacant possession.

PRICE:

Unconditional offers in excess of £325,000 are being sought for the freehold interest.

VAT:

We are advised that VAT is not applicable to the sale price

BUSINESS RATES:

We are advised that the premises have a current rateable value (RV) of £10,250.00 with effect from 1st April 2017. Please note that this figure is the gross rateable value, not the rates annually payable.

VIEWING:

By appointment via Duncan Welch & Co

DUNCAN WELCH & COMPANY

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